



CITY OF WAUWATOSA

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COMMUNITY DEVELOPMENT COMMITTEE

Tuesday, June 27, 2006

Committee Room #1

PRESENT: Alds. Birschel, Didier, Donegan, Herzog, Krill, Meaux, Sullivan, Treis -8

ALSO PRESENT: N. Welch, Dir. of Community Dev.; D. Redman, Fire Chief; M. Anton, Asst. Fire Chief; W. Rice, Dep. Fire Chief-Training; J. Hevey, Asst. Fire Chief/Fire Marshal; M. Carberry, Fire EMS Coord.; A. Kesner, City Atty./Interim Admin.

Ald. Treis as Chair called the meeting to order at 8:00 p.m.

Request for conditional use at 6513 W. North Avenue for a massage therapy establishment

Ms. Welch reported that the applicant would like to operate a massage therapy establishment at this location. The Plan Commission unanimously recommended approval. The applicant, Dr. Susan Palmieri, 6907 W. Meinecke Street, said she works with clients with life threatening diseases where conventional medicine has nothing more to offer. She offers complimentary and holistic medicine such as stress and pain management, etc. and works at area clinics and hospitals. She intends to use this location for training young men and women in massage therapy.

Moved by Ald. Sullivan, seconded by Ald. Donegan to recommend approval of the conditional use -8

Request for conditional use at 9050 Watertown Plank Road to install cellular antennas

Ken Franzen of Nextel, 3002 S. 46th Street, Milwaukee, stated the plan is to co-locate cellular antennas on the Children's Hospital water tank and construct an equipment shelter on the ground. Ms. Welch pointed out the Plan Commission requested the applicant submit a landscaping plan for approval because the site is visible from public streets.

Moved by Ald. Donegan, seconded by Ald. Krill to recommend approval of the conditional use contingent upon approval of a landscape plan -8

Request for conditional use at 3900 N. 124th Street for additional grocery space

Scott DeBell and Chris Lundy of Target Corporation, 1815 S. Meyers Road, Oakbrook Terrace, Illinois, were present. Mr. DeBell said the proposed expansion will be an additional 40 feet on the side of the Target store. The loading/storage area will be demolished for this purpose and the entire store will be remodeled.

Ms. Welch said because Target is changing the parking lot configuration, the city is asking for a new parking lot plan. Mr. Lundy said the plan includes additional planters near the front sidewalk and more ornamental trees and shrubs. Ald. Didier pointed out the current parking lot is awkward with cars often driving outside of designated driving lanes.

Moved by Ald. Herzog, seconded by Ald. Meaux to recommend approval of the conditional use --

Moved by Ald. Didier, seconded by Ald. Sullivan to amend the motion to include a condition that the parking lot plan include a north/south exit to Capitol Drive --

Ald. Meaux pointed out that because of the store's proximity to a very busy intersection, it may not be possible to tie the conditional use approval to an exit onto Capitol Drive.

Ms. Welch suggested that the motion direct the applicant to work with staff to create a clear drive aisle connecting to Capitol Drive. If there isn't a way to do this, staff could report back to the committee on why it could not be done.

Vote on the amended motion to recommend approval of the conditional use and to direct the applicant to create a clear drive aisle connection to Capitol Drive was Ayes: 8

Request for conditional use at 1214 Kavanaugh Place for a vestibule addition

Ordered held for two weeks as the applicant was not present.

Fire Department Facility Study

Ald. Treis stated that the Council received the fire department facility study one month ago; this committee is in the process of fact-finding, collecting input from the public, from staff, and from experts, and will make a recommendation to the Council. He stressed that no decisions have been made concerning this issue, and that many more public meetings will be held. Ald. Treis laid down the ground rules for this meeting, instructing the audience that no emotional outbursts would be tolerated, nor would back and forth debate with staff. All questions must be directed through the Chair.

Chief Redman stated that the tendency is to jump to questions of station location/relocation. However, certain questions need to be answered first:

- The problem must be defined. It is more far-reaching than fire equipment not fitting through doors at fire station #1.
- Should the city again begin allocating significant funds for needed maintenance to the existing facility, or should the building undergo extensive remodeling or total replacement? While \$300,000 was put into the building in 1999-2000, at some point the time comes where temporary fixes are inadequate. What structural deficiencies plague the current building? What is the condition of the mechanical systems (plumbing, electrical, heating/ventilation) in fire station #1?

- What are the overall space needs of the fire operation (administration, living space, maintenance, and apparatus)? How does current square footage for these four functional areas compare with industry standards for fire stations? Certain areas are fairly adequate (dormitory area), while others (i.e., apparatus bay, maintenance area) are seriously undersized to the extent that efficiency of operation is compromised.
- Should administration or fire prevention or maintenance activities be moved to another location?

Once these issues are addressed, a final proposal can be considered. In and of themselves, mechanical, structural or space needs are not reasons to consider remodeling/rebuilding. However, life safety issues are of sufficient concern to warrant this discussion. When remodeling was done in 1999-2000, approximately 50% of the cost addressed accessibility issues. But little was allocated to address life safety issues. From a fire prevention standpoint, the dormitory area presents critical safety issues for firefighters in terms of travel distance to exits past unprotected vertical openings. Solutions are expensive, but firefighters should not live with these conditions. A new dorm exit is needed. Additionally, the building is only partially served by a fire alarm system.

The Chief reiterated that many people are concerned with facility location. He stressed that no decision has been made concerning location since no decision has yet been made on how (or whether) to proceed with remodeling/building. The service area for fire station #1 is defined, and within that triangular area a station could be located. The Chief stressed that he has no interest in taking someone's property; over the 40-80 year life of a fire station, however, the needs of the greater community must be considered.

Questions were then posed by the public:

Ceril-Ruth Konzell, 7024 Hillcrest Drive: Where will the money for this project come from? Can the department function within the existing space if remodeled?

Ald. Treis replied that funding issues will be addressed once the scope of the project is determined.

Sally Sprenger, 1632 W. Edward Drive, Mequon, representing 7425, 7413, and 7400 Harwood Avenue, and the following businesses: ANEW Health Care Services, Inc., ANEW Care Management Unit, ANEW Home Health Care Services, Quality Healthcare Options, Inc., Supportive Homecare Options, Inc., Harwood Place Partners, Milwaukee Express Moving, ANEW OCM, LLC, ANEW Management, LLC, ANEW Fiscal Agent, Crystal Clear Solutions, LLC, Abundant Life Ministry, Inc., and Sprenger Enterprises, LLC: How many vehicles are stored at fire station #1? How often is maintenance performed on vehicles? How often are radiator hoses replaced? How many fires per month does fire station #1 respond to?

Chief Redman: Four front-line vehicles are housed at fire station #1; no reserve apparatus is stored there. A new vehicle is currently being prepared for service and is housed in the repair bay. Eleven city-owned staff vehicles are at the station, as are employees' vehicles. In addressing the radiator hose question, Chief Redman explained that typically hose replacement is a 15-minute operation on a vehicle with a tilt-up cab. However the ceiling height is such that a tilt-up cab vehicle cannot be worked on inside at fire station #1. Work on the engine must occur outside or at another station. Furthermore, the low-chassis truck purchased in 1998 because it fits through the station's doors, does not have a tilt-up cab. Considerable disassembly is required to replace a radiator hose on this vehicle; it is an 8-hour job. Replacement is needed 4-5 times per year. The truck is out of service for

an entire day. Minor repair jobs don't require the truck to be in the bay, but certain repairs do, as repair equipment is stationary-mounted.

The number of fires per month varies; citywide there are about 130 per year, and 80 of those are within fire station #1's service area. Far more calls (1200 annually, 3-5 per day) are for the rescue squad. The command vehicle makes 600 responses per year.

Richard Peebles, 11132 W. Ruby: Relocating the fire station to Mower Court would destroy a lovely, old neighborhood. Buildings in that area are of some historic significance; the Breitlow building is a rare example of a commercial building built in the craftsman style. It is more logical for the station to stay where it is. The 68th and Milwaukee location is undesirable because of the dog-leg intersection.

Lynn Burke, 1810 N. 73rd Street: Is the current location the most desirable in terms of access to the service area? If the Mower Court location were used, would N. 73rd Street be used for access by emergency vehicles?

Chief Redman: The current location is well situated for the most part in terms of response time. Relocation would likely result in some improvement in response time to certain parts of the city, but a reduction to others. Many locations within the service area would likely be adequate as a site. Neither the current location nor the Mower Court location has any particular negatives. The 68th and Milwaukee location is quite far east and doesn't present any compelling features to make it a favored location. The current location could only house a much-modified new station, however, if additional land is not acquired. Approximately 20 sites have been considered to date, including SS. Constantine and Helen Greek Orthodox Church on Wauwatosa Avenue, the Wauwatosa East High School practice fields, Lincoln School (when it was very briefly considered for closure), and green space along Menomonee River Parkway and the corner of Ludington Avenue and Charles Hart Parkway. All options should be explored before simply restricting the project to the current site.

Asst. Chief Hevey: N. 73rd Street is rather narrow for access; Wauwatosa Avenue or N. 68th Street would be the preferred routes. It could be used, however, for response to the northeast part of the city.

Bernice Sisulak, 7358 Harwood Avenue: Favors a new building on the current site.

Jane Keelan, 1512 Mower Court: Has consideration been given to moving the administrative function to fire station #3? It is central to the two other stations; more land would not have to be acquired; nor would homes and businesses be disrupted.

Chief Redman: Operationally, relocation of administrative activities to fire station #3 is a good solution. However, the agreement with Milwaukee County for this building makes the move much less desirable because of restrictions within the agreement.

Phyllis Skelton, 1505 Mower Court: What is the size difference between the Greek church and the Mower Court location?

Chief Redman: The Greek church site is smaller than the Mower Court site, making it somewhat undersized for the project. The slope of the land is also problematic. The sites proposed in the facility study are representative of how a building could be placed on a long, narrow lot, and on a square lot. They were not intended to imply the city is 'grabbing this land.'

William Hilbert, 8204 Brookside Place: Could the negatives associated with the relocation of administrative services to fire station #3 be explained more fully?

Mr. Kesner: Fire station #3 was built with the assistance of Milwaukee County and has a 60-year lease. The city receives over \$1 million dollars annually from the County. Making changes to the operation at that location could put that payment from the County at risk, and could end up costing the city \$1-2 million dollars per year. The agreement contains strict limitations on what fire operations can be performed there. Furthermore, the County may have other development plans for that area. Thus, it is probably not worthwhile to attempt wholesale changes at that location.

Sally Sprenger, 7425, 7413 and 7400 Harwood Avenue: Do all three stations respond to a fire? How are safety concerns addressed for children attending St. Bernard's or Washington School? Has a study been done on the impact on businesses near Mower Court by the possible relocation of their businesses?

Chief Redman: Response depends on the type of incident. The issue of safety is subjective, but staff is well trained in operational procedures in school zones. Operators take every precaution regardless of whether the truck is passing through a school zone or not. Multiple trucks have gone past Lincoln School and Wauwatosa East High School on a daily basis since 1942.

An impact study would not be performed in the initial stage of a study. Total space needs and site needs to accommodate a modern station must first be identified. Since Wauwatosa is fully developed, any relocation will have an impact on homes and/or businesses. An impact study is more appropriate once the list of possible locations has been narrowed to 5 or 6.

Dan Keelan, 1512 Mower Court: Could negotiations with Milwaukee County take place to construct (at city cost) additional administrative space at fire station #3?

Mr. Kesner: Given the County's budgetary constraints, it is fairly certain the County would not pay for additional construction at fire station #3. The County has already paid for the existing building. The existing agreement talks about operations that can and must take place at that station. Revisiting that agreement would not be in the best interest of the city given the County's financial position. It is already reluctant to continue the payments to the city. And again, the agreement has certain limitations built into it.

Bernice Sisulak, 7358 Harwood Avenue: Please consider reconstructing on the current site and adding property from the south, west, and/or north to increase the parcel size.

Chief Redman: Aerial photography of the building to the west does not indicate it is particularly attractive to the project. The building to the south houses an active business, though the addition of this land would create a satisfactory parcel. Acquiring the property to the north would cover parking lost from the apparatus bay in the current driveway. All this needs to be discussed within the larger context of space needs and what modifications may be needed based on parcel size.

Jane Keelan, 1512 Mower Court: How much land to the north of the current site can be acquired so the active business to the south is undisturbed?

Mike Maxey, 1515 Mower Court: Why did Zimmerman Design Group and the Chief recommend the Mower Court site if it was included in the study only to demonstrate how a facility could be placed on a parcel of a particular shape?

Sally Sprenger, 7425, 7413 and 7400 Harwood Avenue: Can vehicles be repaired at other stations? What is the process for acquiring property?

Ald. Treis: It is premature to speculate on land acquisition.

Chief Redman: Other stations house front-line or reserve apparatus. No open bays are available at which to perform repairs. Fire station #2 needs a new response bay and there is no room add a repair bay as well.

Deputy Chief Carberry: Some equipment used to maintain the apparatus can't be moved out of fire station #1 and taken to a remote location because it is mounted to the building. Vehicles from other stations needing repair are towed to fire station #1 if they are not operational. Small pieces of equipment can be moved among stations for minor jobs.

Mary Kneusel, 7430 Lincoln Place: Does the 'ideal' facility outlined in the study have a second story for the dormitories? Can modifications be made to the design?

Ald. Treis: These and similar questions will be part of the overall discussion.

Dan Keelan, 1512 Mower Court: What is the next step? Is there a timeline?

Ald. Treis: Meetings will be open to the public; this issue will likely be on every Community Development Committee agenda for some time. The meetings are held on the second and last Tuesdays of the month at 8 p.m. It is anticipated that discussions will be held with staff and other experts as the committee develops a recommendation to Council.

Ceril-Ruth Konzell, 7024 Hillcrest Drive: Has the city considered doing some kind of outreach to citizens within the service triangle? Maybe there are property owners interested in selling their properties for this purpose.

Ald. Sullivan: A mailing to individuals in the service area is a good, though somewhat costly, idea. Perhaps the next issue of the newsletter can include an article about this subject. The website can also be an information source for residents. Ald. Birschel confirmed that the committee meeting agendas are also posted on the website.

Deputy Chief Rice noted that there is a tendency to think that if one function can be relocated, the building requirement will shrink. However, there will be a loss of efficiency if operations are spread to different facilities since staff works closely with each other all day.

Ms. Sprenger spoke of the shock of finding out from a newspaper article that her property may be under consideration for relocation of a fire station. She has been a village business owner for 23 years employing 1,500 people. Please consider the potential negative impact on village businesses that moving the fire station could create.

Ald. Krill stated that every issue needs a starting point and the facility study provided that starting point. He emphasized that no decisions have been made. There has been no discussion about invoking eminent domain. This issue will require many, many public meetings. This is not and never has been 'a done deal.'

Ald. Treis expressed disappointment with the initial reporting of this topic in a daily newspaper, opining that the article caused great anxiety for some residents.

Chief Redman advised that copies of the facility study are available for viewing in the library and city clerk's office. A photocopied version can be purchased for about \$14. The full report costs \$20. A copy of Deputy Chief Rice's 2002 report about fire station #1 has been posted to the website and is available for viewing in the clerk's office. Mr. Kesner added that efforts are being made to post the facility study to the website; however, it is a very large file with copyright issues and will take somewhat longer to become available on that medium.

Ald. Treis solicited input for possible agenda topics for the next committee meeting on July 11. Ald. Birschel expressed interest in exploring the Greek church location in greater depth. Ald. Meaux disagreed, stating that the committee can't 'site-hop.' It first needs to determine whether action needs to be taken on the proposal, and if so, whether renovation or new construction is preferred. Included in this discussion should be the issue of relocation of certain functions.

Ald. Krill concurred, noting that Chief Redman has laid out an orderly plan for topic discussion in his June 22nd memo:

- First, consider whether the need for action is justified, or, should we end the moratorium on taking care of general maintenance on the building.
- Consider whether major renovation or new construction is the preferred option.
- Consider the overall space needs identified in the ZDG report. Determine what areas might be possible for adjustment (I assume this means reduction as the ZDG Study seems comprehensive in its allowances).
- Consider the feasibility of separating functional areas from the fire station or from the administrative offices. Include in this the options of where to re-locate these functions.
- Consider site options. I recommend not limiting options to those identified in the ZDG Study. Those sites represent three of several considered by staff and are intended to be representative of site size and location needs. I recommend being open to and to actively solicit for other suggestions. I can think of two not previously considered that deserve a look. Other sites that staff did not include in the Study might be viable. I would be cautious about making a decision too early that limits options, such as focusing only on the existing site.
- Considering the previous issues prepare a proposal for proceeding.

Ald. Krill noted that the uncertainty is very difficult for residents whose properties may be under consideration for relocation. However, no location can be removed from consideration this early in the process. Ald. Treis concurred, adding that there seems to be general agreement among committee members that eminent domain will be considered only as a last resort.

Ald. Donegan stated that relocating makes sense only if it is clearly in the best interest of public safety or will result in significant tax payer savings. Then the issue facing the committee is Option A or Option B from the facility report (new construction or remodeling, respectively, on the existing/existing and expanded site).

It was moved by Ald. Sullivan, seconded by Ald. Birschel
to continue this discussion on July 11 at 8 p.m. -8

Milwaukee County Grounds floodwater management project grading plan

The Chair announced this item will be held for discussion at a future meeting.

The meeting adjourned at 10:00 p.m.

Carla A. Ledesma, City Clerk
Wauwatosa, Wisconsin